

# GIS REGISTRY INFORMATION

<b>SITE NAME:</b>	Pekar Apartments (Former)			<b>FID #</b>	
<b>BRRTS #:</b>	03-41-190558			(if appropriate):	
<b>COMMERCE #</b> (if appropriate):	53110-1529-25				
<b>CLOSURE DATE:</b>	June 1, 2004				
<b>STREET ADDRESS:</b>	4625 S Lake Dr				
<b>CITY:</b>	Cudahy				
<b>SOURCE PROPERTY GPS COORDINATES</b> (meters in WTM91 projection):	X =	695320	Y =	278347	
<b>CONTAMINATED MEDIA:</b>	Groundwater	<input type="checkbox"/>	Soil	<input checked="" type="checkbox"/>	Both <input type="checkbox"/>
<b>OFF-SOURCE GW CONTAMINATION &gt;ES:</b>	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
• IF YES, STREET ADDRESS:					
• GPS COORDINATES (meters in WTM91 projection):	X =		Y =		
<b>OFF-SOURCE SOIL CONTAMINATION</b> >Generic or Site-Specific RCL (SSRCL):	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
• IF YES, STREET ADDRESS 1:					
• GPS COORDINATES (meters in WTM91 projection):	X =		Y =		
<b>CONTAMINATION IN RIGHT OF WAY:</b>	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
<b>DOCUMENTS NEEDED</b>					
Closure Letter, and any conditional closure letter issued					<input checked="" type="checkbox"/>
Copy of most recent deed, including legal description, for all affected properties					<input checked="" type="checkbox"/>
Certified survey map or relevant portion of the recorded plat map (if referenced in the legal description) for all affected properties					<input type="checkbox"/>
County Parcel ID number, if used for county, for all affected properties					<input checked="" type="checkbox"/>
Location Map which outlines all properties within contaminated site boundaries on USGS topographic map or plat map in sufficient detail to permit the parcels to be located easily (8.5x14" if paper copy). If groundwater standards are exceeded, the map must also include the location of all municipal and potable wells within 1200' of the site.					<input checked="" type="checkbox"/>
Detailed Site Map(s) for all affected properties, showing buildings, roads, property boundaries, contaminant sources, utility lines, monitoring wells and potable wells. (8.5x14" if paper copy) This map shall also show the location of all contaminated public streets, highway and railroad rights-of-way in relation to the source property and in relation to the boundaries of groundwater contamination exceeding ch. NR 140 ESs and soil contamination exceeding ch. NR 720 generic or SSRCLs.					<input checked="" type="checkbox"/>
Tables of Latest Groundwater Analytical Results (no shading or cross-hatching)					<input type="checkbox"/>
Tables of Latest Soil Analytical Results (no shading or cross-hatching)					<input checked="" type="checkbox"/>
Isoconcentration map(s), if required for site investigation (SI) (8.5x14" if paper copy). The isoconcentration map should have flow direction and extent of groundwater contamination defined. If not available, include the latest extent of contaminant plume map.					<input type="checkbox"/>
GW: Table of water level elevations, with sampling dates, and free product noted if present					<input type="checkbox"/>
GW: Latest groundwater flow direction/monitoring well location map (should be 2 maps if maximum variation in flow direction is greater than 20 degrees)					<input type="checkbox"/>
SOIL: Latest horizontal extent of contamination exceeding generic or SSRCLs, with one contour					<input checked="" type="checkbox"/>
Geologic cross-sections, if required for SI. (8.5x14" if paper copy)					<input type="checkbox"/>
RP certified statement that legal descriptions are complete and accurate.					<input checked="" type="checkbox"/>
Copies of off-source notification letters (if applicable)					<input type="checkbox"/>
Letter informing ROW owner of residual contamination (if applicable)(public, highway or railroad ROW)					<input type="checkbox"/>
Copy of (soil or land use) deed restriction (s) or deed notice if any required as a condition of closure					<input type="checkbox"/>



ENVIRONMENTAL & REGULATORY SERVICES DIVISION  
BUREAU OF PECFA  
101 West Pleasant Street, Suite 100A  
Milwaukee, Wisconsin 53212-3963  
TDD #: (608) 264-8777  
Fax #: (414) 220-5374  
Jim Doyle, Governor  
Cory L. Nettles, Secretary

June 1, 2004

Mr. Peter Pekar  
6240 South Creekside Drive, Unit 2  
Cudahy, WI 53110

RE: **Final Closure**

**Commerce # 53110-1529-25**      **WDNR BRRTS # 03-41-190558**  
Pekar Apartments (Former), 4625 South Lake Drive, Cudahy

Dear Mr. Pekar:

The Wisconsin Department of Commerce (Commerce) has received all items required as conditions for closure of the site referenced above. This case is now listed as "closed" on the Commerce database and will be included on the Wisconsin Department of Natural Resources (WDNR) Geographic Information System (GIS) Registry of Closed Remediation Sites to address residual soil contamination. It is in your best interest to keep all documentation related to the environmental activities that were conducted.

If residual contamination is encountered in the future, it must be managed in accordance with all applicable state and federal regulations. If it is determined that any remaining contamination poses a threat, the case may be reopened and further investigation or remediation may be required.

Thank you for your efforts to bring this case to closure. If you have any questions, please contact me in writing at the letterhead address or by telephone at (414) 220-5361.

Sincerely,

Monica L. Weis  
Hydrogeologist  
Site Review Section

cc: Mr. Steven Schulz, Ayres Associates, Inc.  
Mr. Brad Shovers, 4771 North Santa Monica Boulevard, Milwaukee, WI 53211  
Case File





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Jim Doyle, Governor  
Cory L. Nettles, Secretary

April 29, 2004

Mr. Peter Pekar  
6240 South Creekside Drive, Unit 2  
Cudahy, WI 53110

RE: **Conditional Case Closure**

Commerce # 53110-1529-25      WDNR BRRS # 03-41-190558  
Pekar Apartments (Former), 4625 South Lake Drive, Cudahy

One 2,000-gallon fuel oil underground storage tank removed in March 1998

Dear Mr. Pekar:

The Wisconsin Department of Commerce (Commerce) has reviewed the request for case closure prepared by your consultant, Ayres Associates, Inc. It is understood that residual soil contamination remains on-site. Commerce has determined that this site does not pose a significant threat to the environment and human health. No further investigation or remedial action is necessary.

During the final groundwater sampling event conducted on December 3, 2003, the preventive action limit (PAL) for naphthalene was exceeded at monitoring well MW-1, at 8.2 parts per billion. Commerce is issuing a PAL exemption, per NR 140.28(2), Wis. Adm. Code, for naphthalene at the referenced property.

**The following condition must be satisfied to obtain final closure:**

- Monitoring well MW-1 must be properly abandoned and the appropriate documentation forwarded to Commerce at the letterhead address.

This letter serves as your written notice of "no further action". Timely filing of your final PECFA claim (if applicable) is encouraged. If your claim is not received within 120 days of the date of this letter, interest costs incurred after 60 days of the date of this letter will not be eligible for PECFA reimbursement.

Thank you for your efforts to protect Wisconsin's environment. If you have any questions, please contact me in writing at the letterhead address or by telephone at (414) 220-5361.

Sincerely,

A handwritten signature in cursive script that reads "Monica L. Weis".

Monica L. Weis  
Hydrogeologist  
Site Review Section

cc: Mr. Steven Schulz, Ayres Associates, Inc.  
Mr. Brad Shovers, 4771 North Santa Monica Boulevard, Milwaukee, WI 53211  
Case File

5555603

 REGISTER'S OFFICE } ss  
 Milwaukee County, WI }  
 RECORDED AT 12:15 PM

 AUG 1982  
 REEL 1460 IMAGE 1785  
 REGISTER  
 OF DEEDS

 RETURN TO Security Savings  
 184 W. Wisconsin Ave.  
 Milwaukee, WI 53203

Tax Parcel No: 589-0502-000

This Deed, made between James L. Szmania and Therese H. Szmania, his wife

and Peter J. Pekar and Marilyn J. Pekar, husband and wife

Witnesseth, That the said Grantor, for a valuable consideration one dollar and other good and valuable consideration conveys to Grantee the following described real estate in Milwaukee County, State of Wisconsin:

The South 15 feet of Lot 6 and all of Lot 7 in Block 22, in the Townsite of Cudahy, in the South 1/2 of Section 23, in Township 6 North, Range 22 East, in the City of Cudahy.

"This is a purchase money mortgage."

Non-homestead property

 TRANSFER  
 267.00

 This is not homestead property.  
 (is) (is not)

Together with all and singular the hereditaments and appurtenances thereunto belonging;

And James L. Szmania and Therese H. Szmania, his wife warrants that the title is good, indefeasible in fee simple and free and clear of encumbrances excepting municipal and zoning ordinances and recorded easements for public utilities and recorded building restrictions and will warrant and defend the same.

Dated this 27th day of July, 1982

(SEAL)

JAMES L. SZMANIA

(SEAL)

THERESE H. SZMANIA

## AUTHENTICATION

Signature(s)

authenticated this day of 19

TITLE: MEMBER STATE BAR OF WISCONSIN

 (if not  
 authorized by § 706.06, Wis. Stats.)

 THIS INSTRUMENT WAS DRAFTED BY  
 ARTHUR H. FINK, JR.

(Signatures may be authenticated or acknowledged. Both are not necessary.)

## ACKNOWLEDGMENT

STATE OF WISCONSIN

Milwaukee County, ss.

Personally came before me this 27th day of July, 1982 the above named James L. Szmania and Therese H. Szmania, his wife

to me known to be the person (8) who executed the foregoing instrument and acknowledge the same.

 Notary Public  
 My Commission is permanent (if not, state expiration date: 2/10, 1986)





## PROJECT LOCATION

**AYRES**  
ASSOCIATES



SITE LOCATION

MAPPING SOURCE:



NOT TO SCALE

## FIGURE 1 PROJECT LOCATION

4625 SOUTH LAKE DRIVE  
CUDAHY, WISCONSIN

DATE: 12-22-03  
JOB NUMBER: 53-0402.00

**Table 1**  
**Pekar Apartments, Milwaukee, WI**  
**Site Investigation Soil Sample DRO, PVOC Analytical Summary**

Location	Sample Depth	Date	Benzene	Ethyl-Benzene	Toluene	Total Xylene	1,2,4 TMB	1,3,5 TMB	MtBE	Naphthalene	DRO
GP-1	2'-4'	7/1/03	*	*	*	*	*	*	*	*	*
GP-1	8'-10'	7/1/03	*	0.48	*	<b>5.0</b>	16.0	6.5	*	~ ~	<b>4,700</b>
GP-2	2'-4'	7/1/03	*	*	*	*	*	*	*	*	<b>1,600</b>
GP-2	12' - 14'	7/1/03	*	0.21	*	*	2.1	*	*	~ ~	<b>160</b>
GP-3	6' - 8'	7/1/03	*	*	*	*	0.37	0.16	*	~ ~	*
GP-3	10' - 12'	7/1/03	*	*	*	*	*	*	*	~ ~	*
GP-4	10' - 12'	7/1/03	*	*	*	*	*	*	*	~ ~	55
GP-4	18' - 20'	7/1/03	*	*	*	*	*	*	*	~ ~	6.8
GP-5	0 - 4'	7/1/03	*	0.043	0.19	0.255	0.047	*	*	0.060	22
GP-5	10' - 12'	7/1/03	*	*	0.056	*	*	*	*	~ ~	*
GP-6	2'-4'	11/26/03	*	*	*	*	*	*	*	*	*
GP-6	8'-10'	11/26/03	*	*	*	*	*	*	*	~ ~	*
NR 720 RCL			0.0055	2.90	1.50	4.10	NE	NE	NE	NE	100
NR 746 SSL			8.50	4.60	38.0	42.0	83.0	11.0	NE	2.70	NE
NR 746 DCL			1.10	NE	NE	NE	NE	NE	NE	NE	NE

NR 720 RCL = Wisconsin Department of Natural Resources Residual Contaminant Levels (generic)

NR 746 SSL = Wisconsin Department of Natural Resources Soil Screening Level indicators of petroleum product in soil pores

NR 746 DCL = Wisconsin Department of Natural Resources Direct Contact Limit for Soil within four (4) feet of ground surface results reported in milligrams per kilogram (mg/kg)

\* : compound not detected above laboratory method detection limit

~ ~ : not analyzed for this parameter

TMB : trimethylbenzene

MtBE : methyl tertiary butyl ether

**BOLD** : compound detected above NR 720 RCL



**Table 2**  
**Pekar Apartments, Milwaukee, WI**  
**Site Investigation Soil Sample PAH Analytical Summary**

Sample I.D.	Date	Depth	1-Methyl naphthalene	2-Methyl naphthalene	Acenaphthene	Acenaphthylene	Anthracene	Fluorene	Naphthalene	Phenathrene	Pyrene
		feet	-----milligrams per kilogram (mg/kg)-----								
<b>GP-1</b>	7/1/03	8' - 10'	94.0	150	6.9	2.8	3.6	14.0	<b>34</b>	<b>33.0</b>	3.1
Ground Water Pathway RCL			<b>23</b>	<b>20</b>	<b>38</b>	<b>0.7</b>	<b>3,000</b>	<b>100</b>	<b>0.4</b>	<b>1.8</b>	<b>8,700</b>
Non-Industrial Direct Contact RCL			<b>1,100</b>	<b>600</b>	<b>900</b>	<b>18</b>	<b>5,000</b>	<b>600</b>	<b>20</b>	<b>18</b>	<b>500</b>
Industrial Direct Contact RCL			<b>70,000</b>	<b>40,000</b>	<b>60,000</b>	<b>360</b>	<b>300,000</b>	<b>40,000</b>	<b>110</b>	<b>390</b>	<b>30,000</b>

**Bold** indicates detections greater than the suggested non-industrial direct contact RCL

**Bold** Detections greater than the suggested ground water pathway RCL are indicated as

RCL = Wisconsin Department of Natural Resources suggested Residual Contaminant Levels documented in Publication RR-519-97, Soil Cleanup Levels for Polycyclic Aromatic Hydrocarbons (PAHs) Interim Guidance

Laboratory analytical method EPA 8310 provides data for eighteen PAH compounds. Analytical results for compounds that were less than laboratory method detection limit are not included on this table.

**Table 3**  
**Pekar Apartments, Milwaukee, WI**  
**Ground Water Investigation Analytical Summary**

		Benzene	Ethylbenzene	Toluene	Total Xylenes	Methyl-tert- Butyl-Ether	Naphthalene	Isopropylbenzene	Trimethylbenzene
		micrograms per liter (ug/L)							
<b>MW-1</b>	12/3/03	< 0.41	< 0.54	< 0.67	2.6	< 0.61	8.2	1	6.4
<b>PREVENTIVE ACTION LIMIT</b>		0.5	140	200	1,000	12	8	Not Established	96
<b>ENFORCEMENT STANDARD</b>		5	700	2,000	10,000	60	40	Not Established	480



# SOUTH LAKE DRIVE

GRASS

SIDEWALK

GRASS

PRIVATE RESIDENCE

APARTMENT COMPLEX

SIDEWALK

GRASS

PLANKTON ROAD

WOOD FENCE

FORMER UST LOCATION

ESTIMATED EXTENT OF PETROLEUM  
CONTAMINATED SOIL

CONCRETE

GARAGE

CONCRETE

CONCRETE

ALLEY

GARAGE

**AVRES**  
ASSOCIATES

**FIGURE 2**

**SITE SKETCH**

4625 SOUTH LAKE DRIVE  
CUDAHY, WISCONSIN

MAPPING SOURCE:

SITE LOCATION



10 0 20  
GRAPHIC SCALE IN FEET

DATE: 12-18-03  
JOB NUMBER: 53-0402.00

April 5, 2004

Ms. Wendy Weihemuller  
Wisconsin Department of Natural Resources  
3911 Fish Hatchery Road  
Fitchburg, WI 53711

Re: GIS Information, Pekar Apartments, 4625 South Lake Drive, Cudahy, Wisconsin  
BRRTS Activity # 03-41-190558, Commerce # 53110-1529-25

Dear Ms. Weihemuller:

As required by the Department of Natural Resources to place the site on the GIS Registry of Contaminated sites, this letter shall serve as my statement that information regarding the legal description of Pekar Apartments, 4625 South Lake Drive, Cudahy, for which I am the Responsible Party, is complete and accurate to the best of my knowledge. Attached is a copy of the deed for the Pekar Apartments, 4625 South Lake Drive, Cudahy, which describes the property and a certified Survey Plat.

Sincerely,



Mr. Peter Pekar

Enclosure

cc: Tom Gaieck, Ayres Associates